

157.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

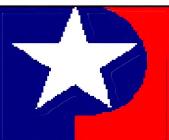
731,600 / 731,600

USE VALUE:

731,600 / 731,600

ASSESSED:

731,600 / 731,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
201		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FRISKE TARKEN W & KATRYN C B	
Owner 2:	
Owner 3:	

Street 1: 201 WACHUSETT AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1: MERRILL DIANE C -	
Owner 2: -	
Street 1: 201 WACHUSETT AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Aluminum Exterior and 2272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	8
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							104719
							GIS Ref
							GIS Ref
							Insp Date
							06/11/18

PREVIOUS ASSESSMENT							Parcel ID	157.0-0005-0002.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	307,500	4,100	6,000.	420,000	731,600	731,600
2019	101	FV	248,900	4100	6,000.	420,000	673,000	673,000
2018	101	FV	248,900	4100	6,000.	354,000	607,000	607,000
2017	101	FV	248,900	4100	6,000.	324,000	577,000	577,000
2016	101	FV	248,900	4100	6,000.	276,000	529,000	529,000
2015	101	FV	232,900	4100	6,000.	240,000	477,000	477,000
2014	101	FV	216,000	4100	6,000.	222,000	442,100	442,100
2013	101	FV	216,000	4100	6,000.	211,200	431,300	431,300

Date	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
6/10/2013	MERRILL DIANE C	62792-181		10/16/2013		550,000	No	No		
6/29/1992	PERTEN JOHN-ET	22164-188				203,000	No	No	Y	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price

BUILDING PERMITS		ACTIVITY INFORMATION	
Date		Result	
6/11/2018		MEAS&NOTICE	
12/5/2008		Entry Denied	
12/21/1999		Mailer Sent	
12/3/1999		Entry Denied	
10/1/1991		PM Peter M	

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 2	Rating: Good	WSFlue:	Rating:	RESIDENTIAL GRID									
GENERAL INFORMATION				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1													
Grade: C - Average	Year Blt: 1948	Eff Yr Blt:		Level:	FY LR DR D K FR RR BR FB HB L O	Other:	Upper:	Lvl 2:		Lvl 1:											
Alt LUC:		Alt %:																			
Jurisdct:		Fact:	.	Total Units:																	
Const Mod:				Floor:																	
Lump Sum Adj:				% Own:																	
INTERIOR INFORMATION				Name:																	
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:		Phys Cond: GD - Good	18.	% Functional:		% Economic:		% Special:		% Override:									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50%	Total:	18.6																
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		Basic \$ / SQ: 105.00		Size Adj.: 1.26619720		Const Adj.: 0.99495000		Adj \$ / SQ: 132.279		Other Features: 77024		Grade Factor: 1.00		NBHD Inf: 1.00000000					
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		NBHD Mod:		LUC Factor: 1.00		Adj Total: 377775		Depreciation: 70266		WtAv\$/SQ: 307509		AvRate: 307500		Ind.Val: 180.46					
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 1				Juris. Factor: 1.00						Final Total: 307500		Val/Su Net: 104.73		Val/Su SzAd: 180.46					
% Heated: 100	% AC:	Solar HW: Yes	Central Vac: NO																		
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 157.0-0005-0002.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	14X21	A	AV	1948	23.50	T	40	101			4,100		4,100				
More: N	Total Yard Items:	4,100		Total Special Features:			Total:	4,100		AssessPro Patriot Properties, Inc											